152.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,008,500 / 1,008,500
					USE VALUE:	1,008,500 / 1,008,500
					ASSESSED:	1,008,500 / 1,008,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANFORD BRIAN C & SARAH J
Owner 2:	
Owner 3:	
Street 1:	8 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEFFERNAN LOUISE E -
Owner 2:	LIFE ESTATE -
Street 1:	8 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2872 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	492,500		516,000	1,008,500
Total Card	0.172	492,500		516,000	1,008,500
Total Parcel	0.172	492,500		516,000	1,008,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.21 /Parcel: 351.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100571

GIS Ref

GIS Ref

Insp Date 04/30/18

!11896!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	492,500	0	7,500.	516,000	1,008,500		Year end	12/23/2021
2021	101	FV	360,300	0	7,500.	516,000	876,300		Year End Roll	12/10/2020
2020	101	FV	360,300	0	7,500.	516,000	876,300	876,300	Year End Roll	12/18/2019
2019	101	FV	316,800	0	7,500.	483,800	800,600	800,600	Year End Roll	1/3/2019
2018	101	FV	316,800	0	7,500.	399,900	716,700	716,700	Year End Roll	12/20/2017
2017	101	FV	316,800	0	7,500.	367,700	684,500	684,500	Year End Roll	1/3/2017
2016	101	FV	316,800	0	7,500.	335,400	652,200	652,200	Year End	1/4/2016
2015	101	FV	281,500	0	7,500.	329,000	610,500	610,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:20:04

LAST REV

Date	Time
09/09/21	11:57:00
apro	

PAT ACCT. 11896

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFERNAN LOUIS	1557-91	1	5/5/2020	Change>Sale	925,000	No	No		
HEFFERNAN LOUIS	1540-148	1	2/13/2019	Convenience	1	No	No		
	906-151		6/1/1978		58,000	No	No		PETER J HEFFERNAN D.O.D. 6/30/2014 BK 906 PG

USER DEFINED

Prior Id # 1:	100571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2020	724	Heat App	10,000	C				
6/10/2020	615	Redo Bas	260,000	O				
2/26/2003	120	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
4/30/2018	MEAS&NOTICE	BS	Barbara S
11/5/2008	Meas/Inspect	189	PATRIOT
4/12/2000	Inspected	264	PATRIOT
11/22/1999	Measured	270	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	516,000	Spl Credit		Total:	516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22502732
Const Adj.:	1.04719150
Adj $ / SQ:	173.183
Other Features:	87507
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604980
Depreciation:	112526
Depreciated Total:	492454

COMMENTS

OF=SINK IN BMT, TOILET ON 1ST FLOOE, SHOWER ON 2ND FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

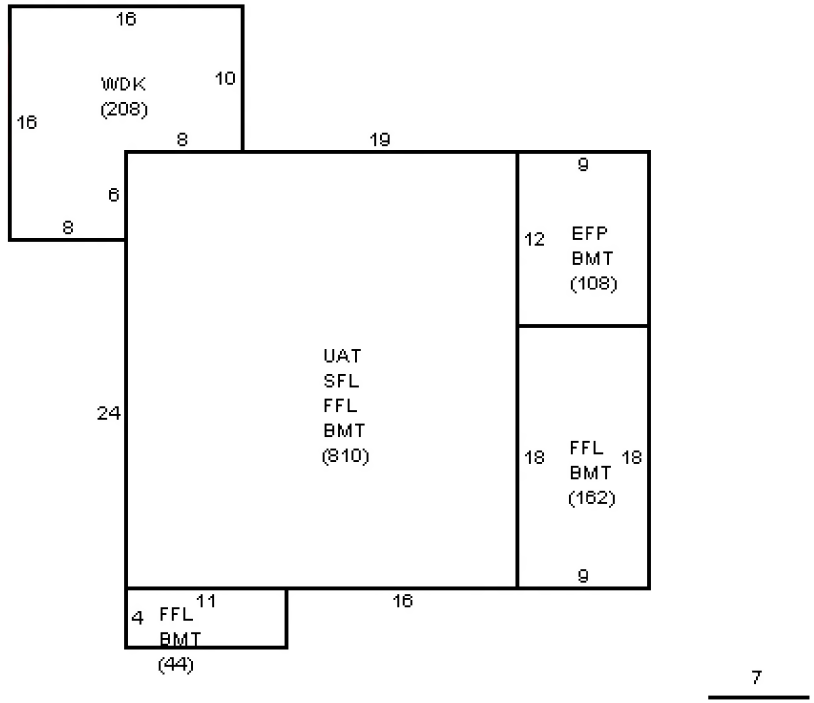
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.50
Special Features:	0	Val/Su Net:	141.97
Final Total:	492500	Val/Su SzAd	269.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,124	98.710	110,955
FFL	First Floor	1,016	173.180	175,954
SFL	Second Floor	810	173.180	140,278
WDK	Deck	208	11.320	2,354
UAT	Upper Attic	203	133.350	27,004
EFP	Enclos Porch	108	54.910	5,930

Net Sketched Area:	3,469	Total:	462,475

Size Ad	1826	Gross Area	4076	FinArea	2872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	